

\$389,900 - 48, 336 Rundleshill Drive Ne, Calgary

MLS® #A2263347

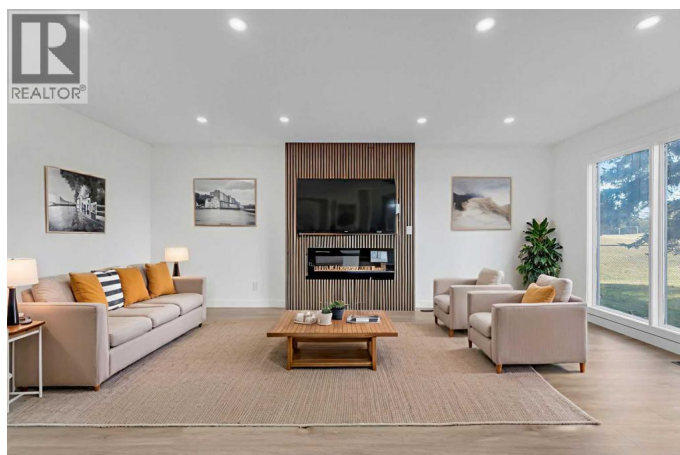
\$389,900

4 Bedroom, 3.00 Bathroom, 1,226 sqft

Single Family

Rundle, Calgary, Alberta

Welcome to this STUNNING FULLY RENOVATED 4 BEDROOM, 3 BATHROOM TOWNHOME located in the heart of RUNDLE. Backing directly onto a BEAUTIFUL GREENSPACE, this home offers the perfect mix of style, comfort, and convenience. From the moment you step inside, you'll love the BRIGHT AND OPEN CONCEPT MAIN FLOOR featuring a spacious living room with THREE LARGE WINDOWS that flood the space with natural light. The dining area opens through SLIDING DOORS to your private deck and HUGE BACKYARD FILLED WITH MATURE TREES, creating a peaceful and private outdoor retreat with no neighbors behind. The kitchen is beautifully updated with QUARTZ COUNTERTOPS, sleek cabinetry, and LUXURY VINYL PLANK FLOORING that ties the space together perfectly. Upstairs offers THREE GENEROUS BEDROOMS, including a PRIMARY SUITE complete with a WALK-IN CLOSET and private TWO PIECE ENSUITE. The FULLY FINISHED BASEMENT adds even more living space with a LARGE RECREATION ROOM and FOURTH BEDROOM - ideal for family, guests, or a home office. Additional features include plush carpet on the upper and lower levels, a COZY FIREPLACE WITH A FEATURE WALL, and stylish modern finishes throughout. The CONDO FEES INCLUDE WATER AND SEWER, offering excellent value and low-maintenance living. Ideally located close to Cecil Swanson School, Dr. Gordon Higgins



School, St. Rupert Elementary, and Lester B. Pearson High School, with Sunridge Mall, Village Square Leisure Centre, parks, playgrounds, and the RUNDLE LRT STATION all nearby. MOVE-IN READY, BACKING GREENSPACE, WITH A HUGE TREED YARD - THIS IS ONE YOU DONâ€™T WANT TO MISS! (id:6289)

Built in 1976

Essential Information

Listing #	A2263347
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Half Baths	2
Square Footage	1,226
Year Built	1976
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	48, 336 Rundlehill Drive Ne
Subdivision	Rundle
City	Calgary
Province	Alberta
Postal Code	T1Y2Y2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Parking
Parking Spaces	1

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Wood siding
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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